

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Capitol Hill / 13

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 302

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$214,400	\$391,300	\$605,700	\$645,600	93.8%	13.42%
2004 Value	\$223,300	\$409,100	\$632,400	\$645,600	98.0%	13.25%
Change	+\$8,900	+\$17,800	+\$26,700		+4.2%	-0.17%
% Change	+4.2%	+4.5%	+4.4%		+4.5%	-1.27%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.17% and -1.27% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$227,300	\$455,700	\$683,000
2004 Value	\$236,800	\$475,600	\$712,400
Percent Change	+4.2%	+4.4%	+4.3%

Number of one to three unit residences in the Population: 3255

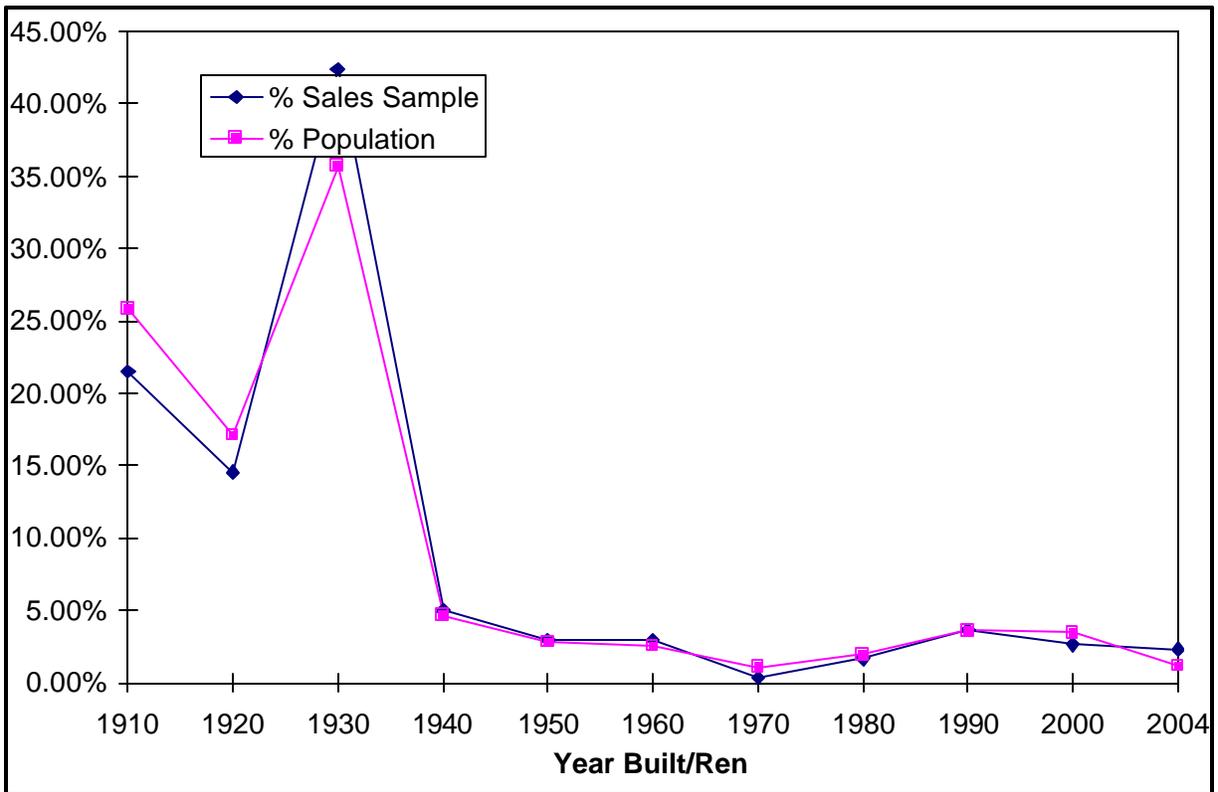
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 7 improvements had lower average ratios than other improvements. Also, parcels coded for traffic needed an adjustment downward. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	65	21.52%
1920	44	14.57%
1930	128	42.38%
1940	15	4.97%
1950	9	2.98%
1960	9	2.98%
1970	1	0.33%
1980	5	1.66%
1990	11	3.64%
2000	8	2.65%
2004	7	2.32%
	302	

Population		
Year Built/Ren	Frequency	% Population
1910	842	25.87%
1920	557	17.11%
1930	1163	35.73%
1940	152	4.67%
1950	92	2.83%
1960	82	2.52%
1970	35	1.08%
1980	63	1.94%
1990	117	3.59%
2000	113	3.47%
2004	39	1.20%
	3255	

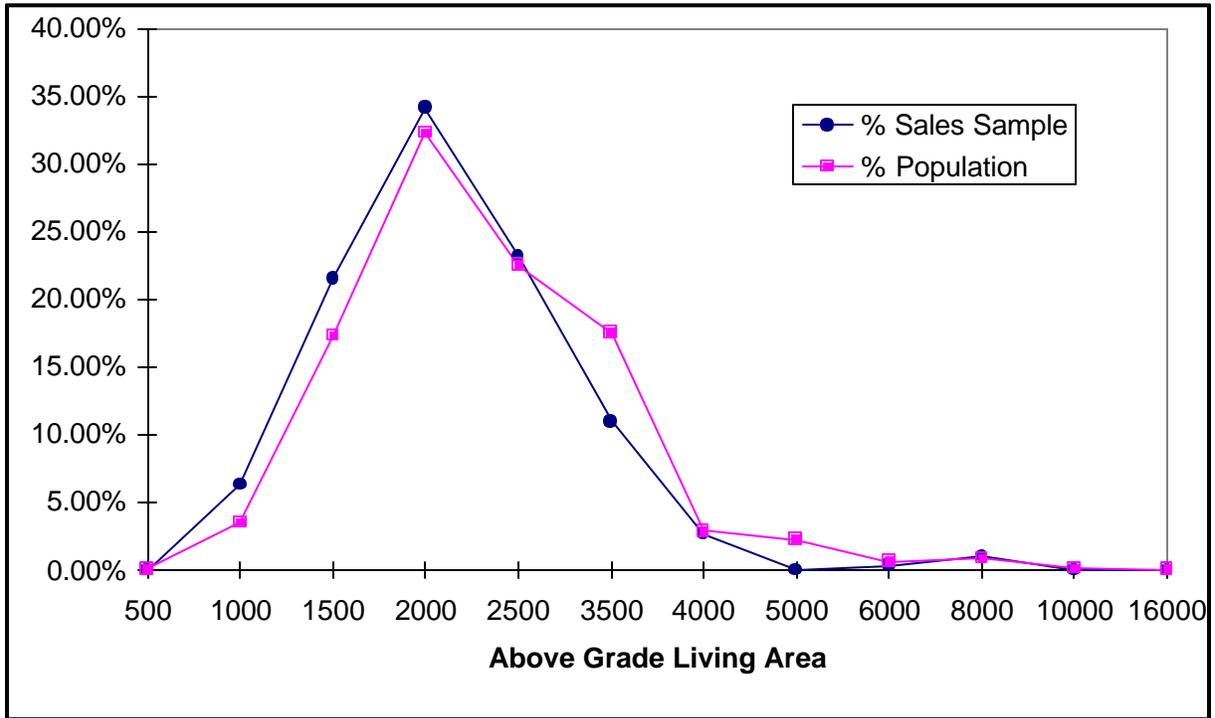


The sales sample frequency distribution follows the population distribution very closely with regard to year built. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	19	6.29%
1500	65	21.52%
2000	103	34.11%
2500	70	23.18%
3500	33	10.93%
4000	8	2.65%
5000	0	0.00%
6000	1	0.33%
8000	3	0.99%
10000	0	0.00%
16000	0	0.00%
	302	

Population		
AGLA	Frequency	% Population
500	2	0.06%
1000	113	3.47%
1500	565	17.36%
2000	1051	32.29%
2500	733	22.52%
3500	570	17.51%
4000	93	2.86%
5000	73	2.24%
6000	21	0.65%
8000	28	0.86%
10000	5	0.15%
16000	1	0.03%
	3255	

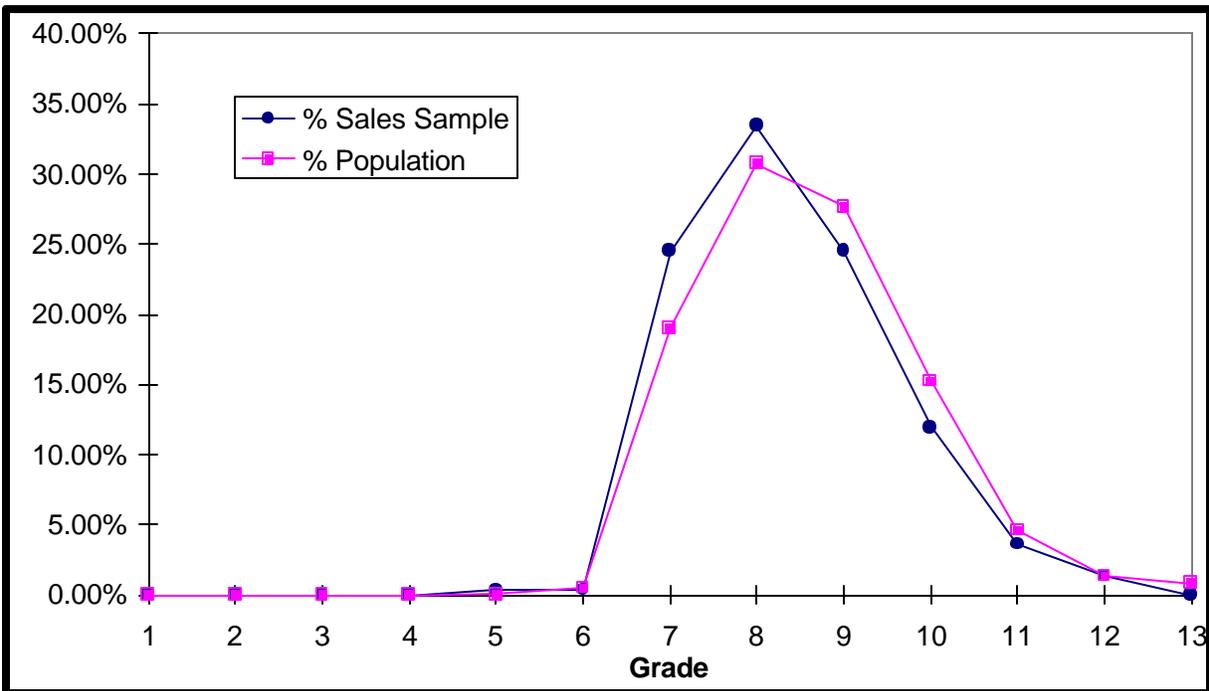


Above Grade Living Area less than 3000 square feet represents the population very closely. There was not enough sales representation of large Above Grade Living Area homes.

Sales Sample Representation of Population - Grade

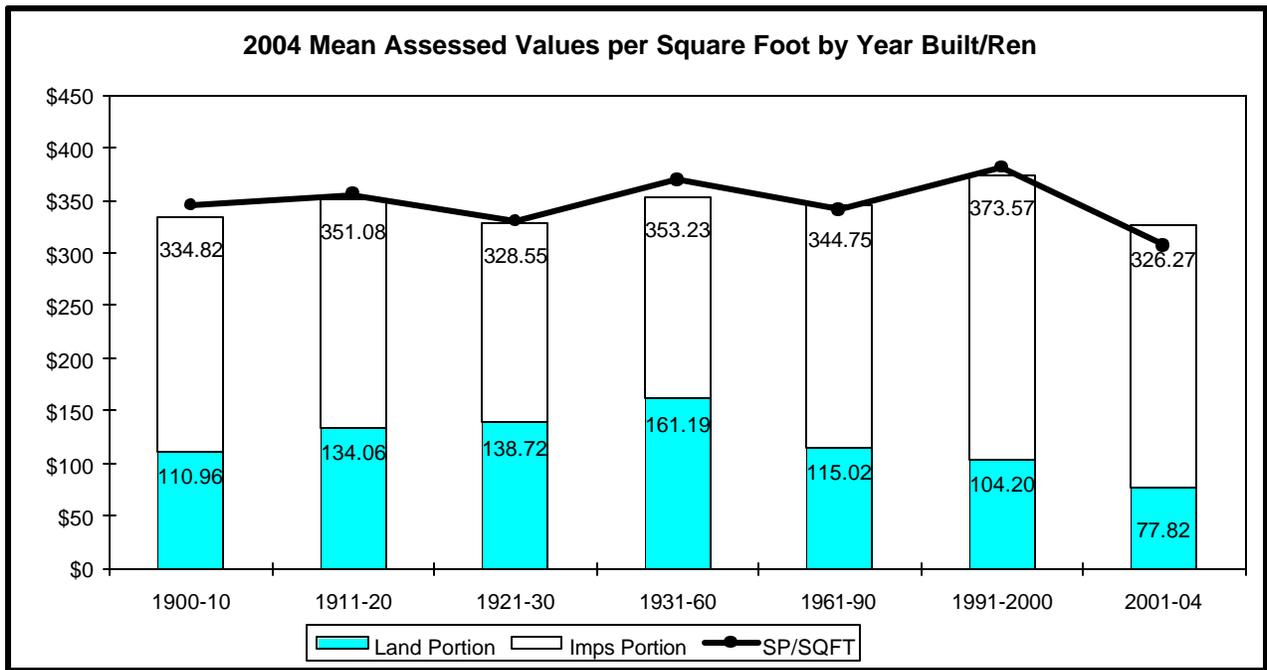
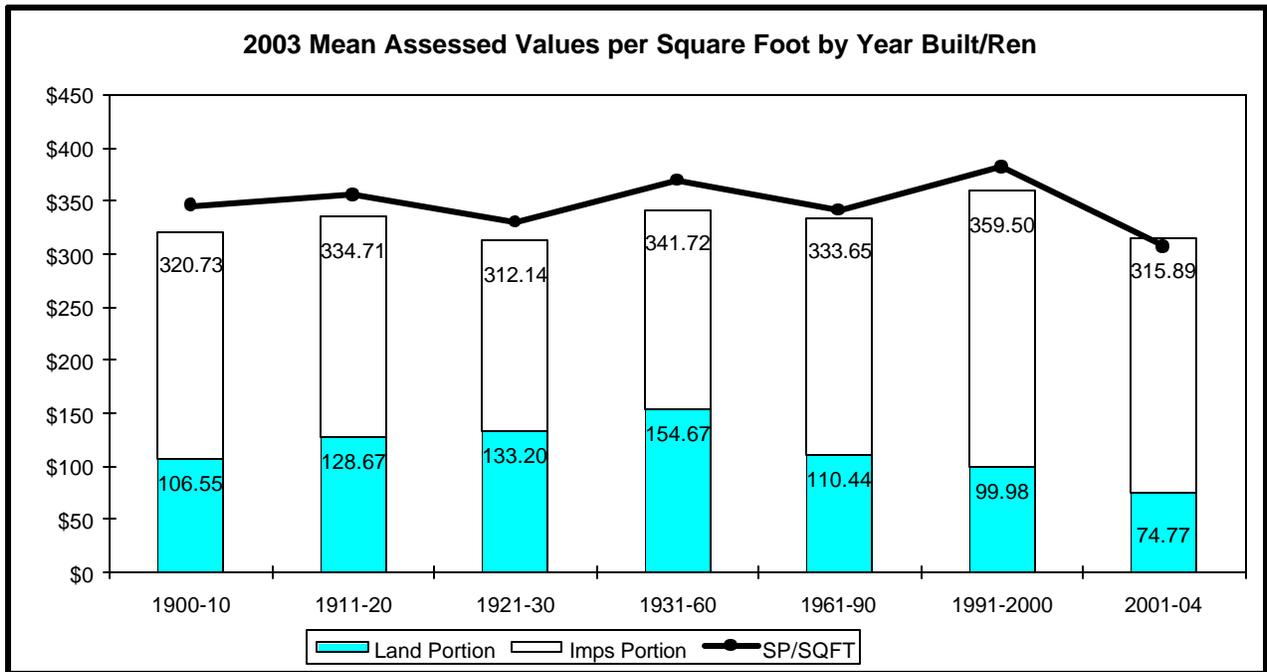
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.33%
6	1	0.33%
7	74	24.50%
8	101	33.44%
9	74	24.50%
10	36	11.92%
11	11	3.64%
12	4	1.32%
13	0	0.00%
	302	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.03%
6	16	0.49%
7	619	19.02%
8	1001	30.75%
9	900	27.65%
10	496	15.24%
11	151	4.64%
12	44	1.35%
13	27	0.83%
	3255	



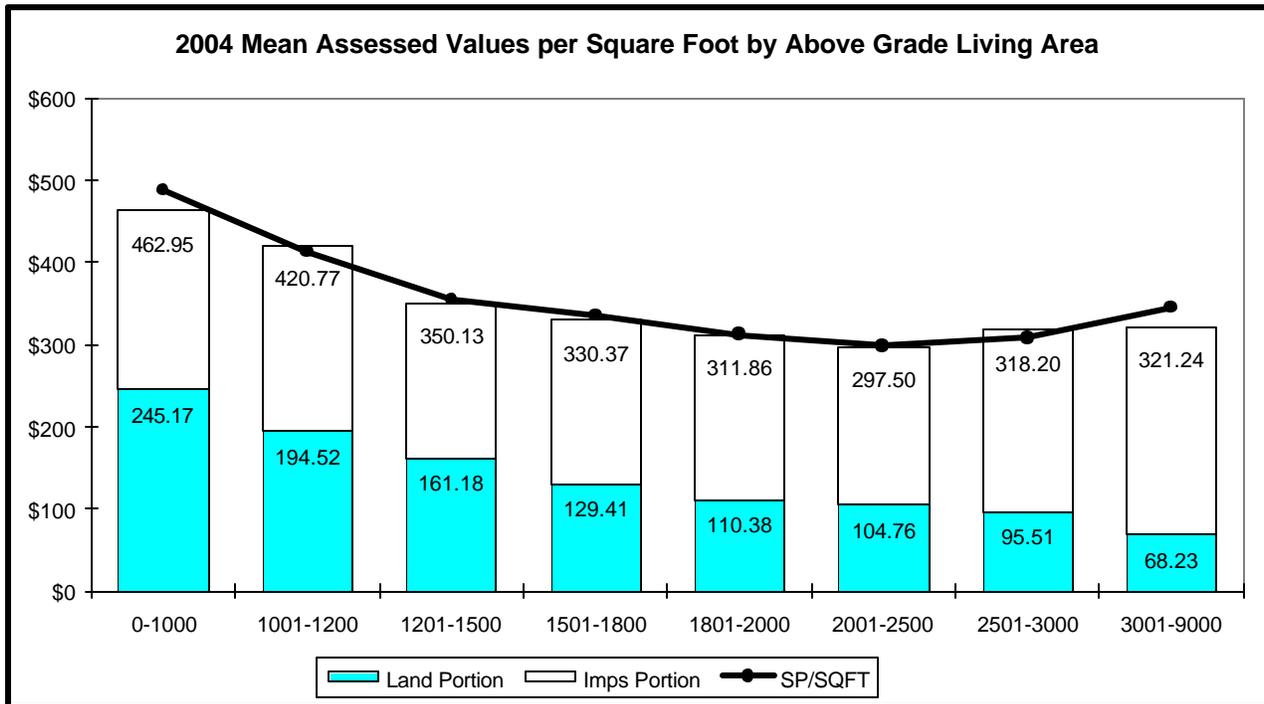
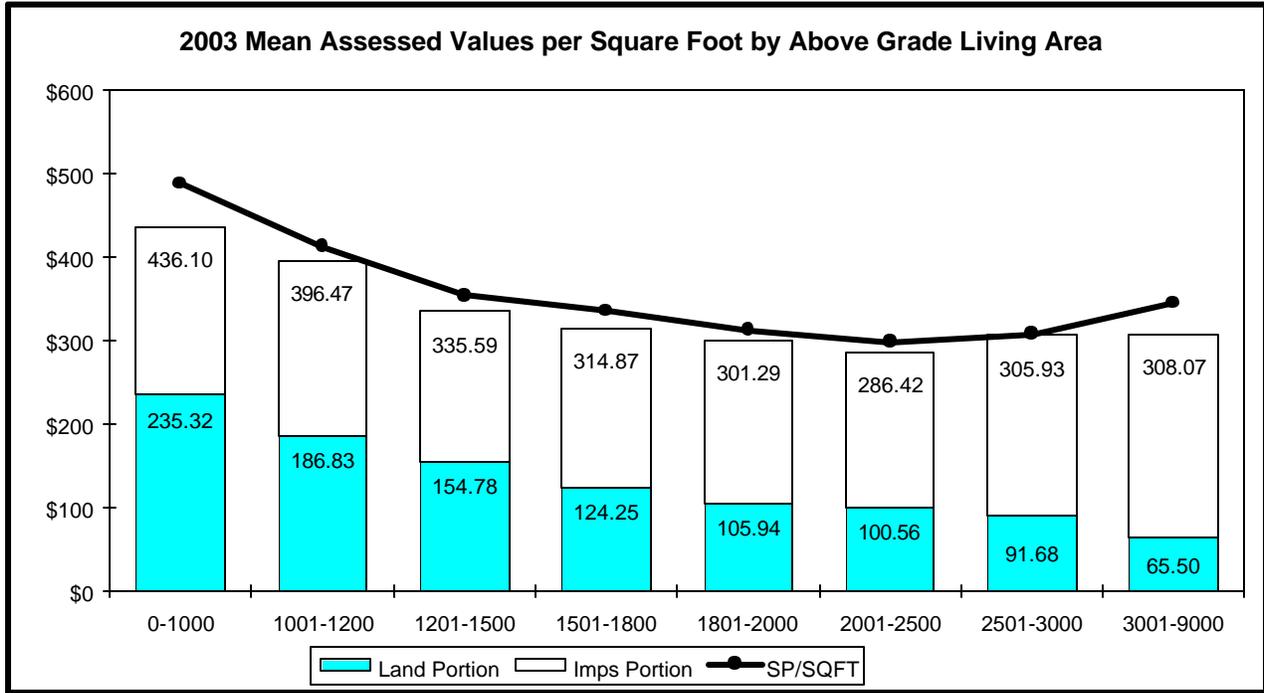
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is good for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated**



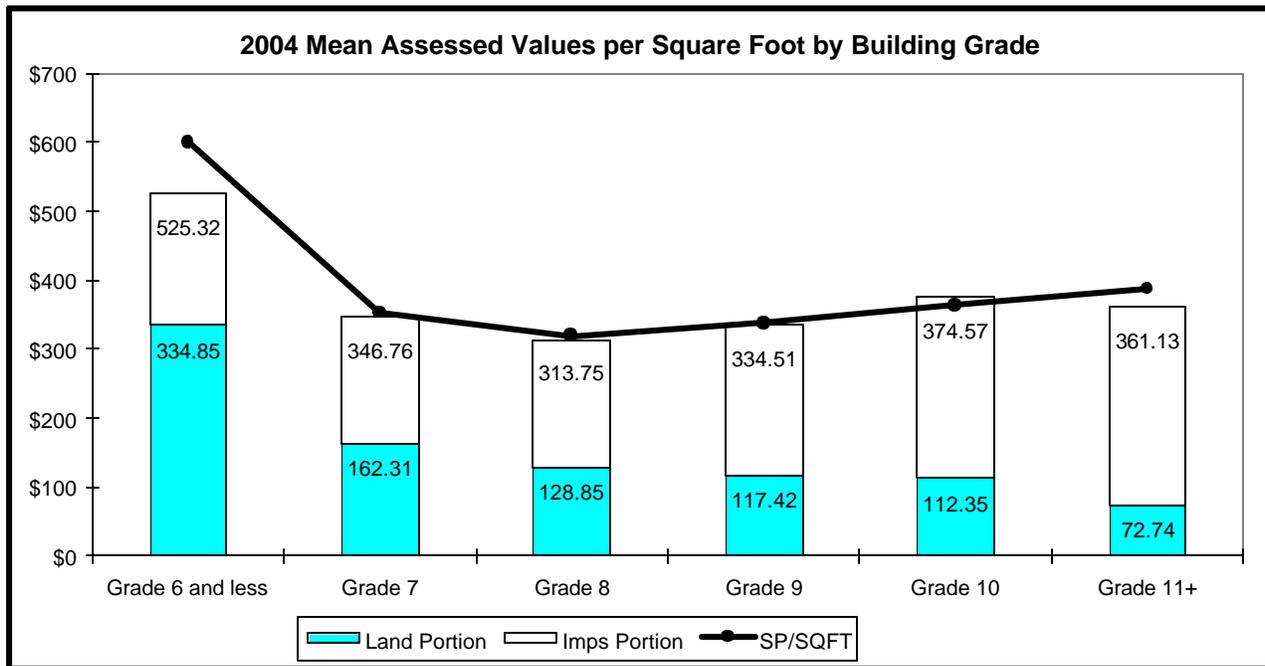
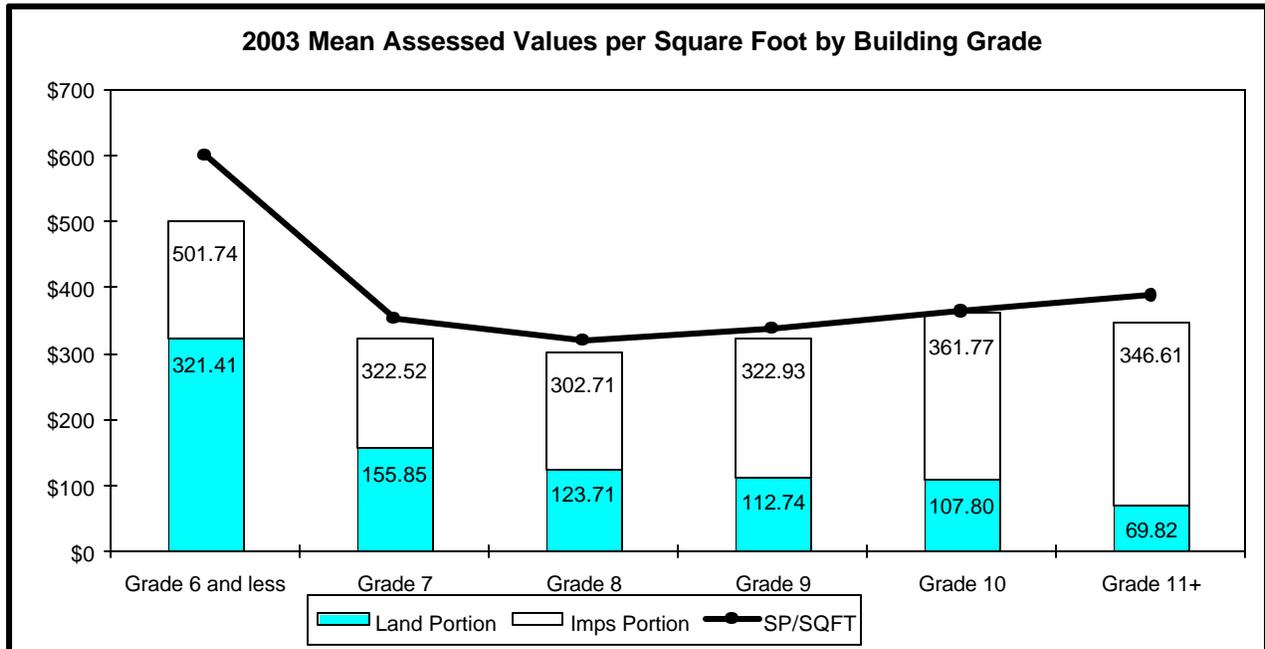
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**



These charts show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values By Grade



These charts show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There was not enough sales representation of Grade 6 or less improvements (there are only 2 sales utilized in this sales sample).

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were no useable land sales in Area 13. Therefore, the appraiser was unable to develop adjustments to previous land based on land sales alone. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. The following formula will be applied to all land:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.044 \text{ with the result rounded down to the next } \$1,000.$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 302 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 7 improvements had lower average ratios than other improvements. The formula adjusts these values upward more than others thus improving equalization. Properties with a traffic coding indicated a need for an adjustment downward. The formula adjusts these parcels downward and therefore improves equalization in this area.

The derived adjustment formula is:

2004 Total Value = 2003 Total Value / {0.9539524+ (0.03523837 if traffic coding is greater than 0) – (0.03228177 if the improvement is a Grade7)}

The resulting total value is rounded down to the next \$1,000, then:

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.045)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value) + (Previous Improvement Value * 1.045)
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land they will be valued using the model derived by the commercial division for physical inspection in this area.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 13 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.83%

Grade 7 **Yes**

% Adjustment 3.67%

Traffic >0 **Yes**

% Adjustment -3.73%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a Grade 7 improvement would receive *approximately* a net 8.50% upward adjustment (4.83% overall + 3.67% for Grade 7). There are 74 sales of Grade 7 properties. 619 out of 3255 improvements in the population are receiving this adjustment.

A parcel with a traffic coding greater than zero would receive approximately a net 1.10% (4.83 overall plus -3.73 for traffic). There are 86 sales of properties with a traffic coding greater than zero. 855 out of 3255 improvements in the population are receiving this adjustment.

Approximately 60% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone. There are 3255 parcels with one improvement consisting of 1-3 living units.

Area 13 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 98.0%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	1	0.852	0.892	4.7%	N/A	N/A
6	1	0.802	0.839	4.6%	N/A	N/A
7	74	0.919	0.989	7.6%	0.959	1.020
8	101	0.941	0.974	3.6%	0.949	0.999
9	74	0.961	0.995	3.6%	0.969	1.021
10	36	0.975	1.012	3.7%	0.957	1.066
11	11	0.899	0.940	4.5%	0.818	1.062
12	4	0.804	0.838	4.2%	0.581	1.095
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1910	65	0.924	0.962	4.2%	0.927	0.998
1911-1920	44	0.931	0.975	4.7%	0.936	1.014
1921-1930	128	0.942	0.989	5.0%	0.967	1.011
1931-1960	33	0.938	0.968	3.2%	0.921	1.016
1961-1990	17	0.964	0.999	3.6%	0.925	1.072
1991-2000	8	0.924	0.957	3.6%	0.816	1.098
1991-2004	7	1.022	1.058	3.5%	0.950	1.165
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair or less	2	0.749	0.795	6.2%	0.696	0.894
Average	69	0.941	0.979	4.0%	0.945	1.013
Good	138	0.939	0.984	4.8%	0.963	1.005
Very Good	93	0.939	0.978	4.2%	0.950	1.006
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	64	0.928	0.974	5.0%	0.943	1.006
1.5	88	0.936	0.983	5.0%	0.958	1.008
2	116	0.959	0.996	3.8%	0.972	1.021
2.5	28	0.909	0.948	4.3%	0.885	1.011
3	6	0.892	0.930	4.3%	0.692	1.168

Area 13 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 98.0%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

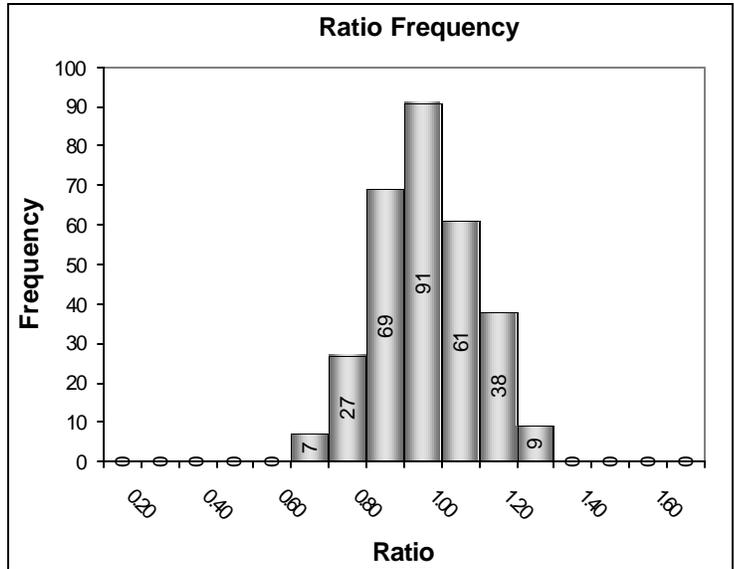
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0-1000	19	0.895	0.950	6.2%	0.882	1.019
1001-1200	27	0.961	1.020	6.1%	0.981	1.058
1201-1500	38	0.947	0.988	4.4%	0.944	1.032
1501-1800	67	0.937	0.983	4.9%	0.953	1.012
1801-2000	36	0.964	0.998	3.5%	0.954	1.043
2001-2500	70	0.960	0.997	3.9%	0.965	1.029
2501-3000	16	0.992	1.032	4.1%	0.968	1.097
3001-9000	29	0.877	0.915	4.4%	0.851	0.980
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	244	0.943	0.987	4.6%	0.970	1.003
Y	58	0.921	0.956	3.8%	0.919	0.992
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	301	0.938	0.979	4.4%	0.964	0.994
Y	1	1.002	1.013	1.1%	N/A	N/A
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
3	162	0.937	0.975	4.1%	0.953	0.998
5	140	0.940	0.987	4.9%	0.967	1.006
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	15	0.976	1.011	3.6%	0.950	1.072
3000-5000	181	0.961	1.008	4.8%	0.989	1.027
5001-8000	85	0.913	0.949	3.9%	0.918	0.979
8001-12000	20	0.890	0.929	4.4%	0.874	0.983
12001-16000	1	0.921	0.931	1.1%	N/A	N/A
Heavy Traffic	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
None	216	0.925	0.975	5.4%	0.957	0.994
Moderate	28	0.970	0.987	1.7%	0.936	1.038
High	51	0.977	0.991	1.4%	0.955	1.027
Extreme	7	1.001	1.010	1.0%	0.898	1.123

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: West Central District/Team 1	Lien Date: 01/01/2003	Date of Report: 3/4/2004	Sales Dates: 1/2002 - 12/2003
Area Capitol Hill	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	302
<i>Mean Assessed Value</i>	605,700
<i>Mean Sales Price</i>	645,600
<i>Standard Deviation AV</i>	262,234
<i>Standard Deviation SP</i>	315,162
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.956
<i>Median Ratio</i>	0.953
<i>Weighted Mean Ratio</i>	0.938
UNIFORMITY	
<i>Lowest ratio</i>	0.632
<i>Highest ratio:</i>	1.237
<i>Coefficient of Dispersion</i>	10.76%
<i>Standard Deviation</i>	0.128
<i>Coefficient of Variation</i>	13.42%
<i>Price Related Differential (PRD)</i>	1.019
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.940
<i>Upper limit</i>	0.974
95% Confidence: Mean	
<i>Lower limit</i>	0.942
<i>Upper limit</i>	0.971
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	3255
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.128
Recommended minimum:	26
<i>Actual sample size:</i>	302
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	155
<i># ratios above mean:</i>	147
<i>z:</i>	0.460
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 13

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: West Central District/Team 1	Lien Date: 01/01/2004	Date of Report: 3/4/2004	Sales Dates: 1/2002 - 12/2003
Area Capitol Hill	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	302
Mean Assessed Value	632,400
Mean Sales Price	645,600
Standard Deviation AV	272,464
Standard Deviation SP	315,162

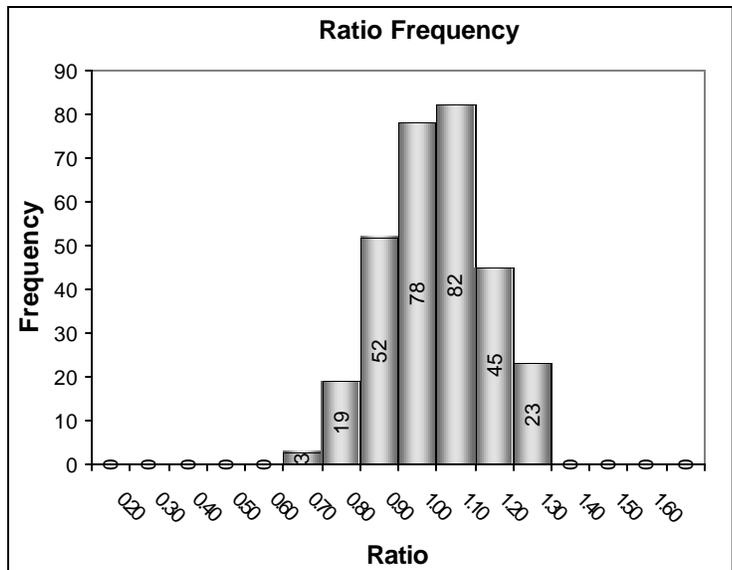
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	0.999
Weighted Mean Ratio	0.980

UNIFORMITY	
Lowest ratio	0.661
Highest ratio:	1.296
Coefficient of Dispersion	10.61%
Standard Deviation	0.132
Coefficient of Variation	13.25%
Price Related Differential (PRD)	1.020

RELIABILITY	
95% Confidence: Median	
Lower limit	0.987
Upper limit	1.015
95% Confidence: Mean	
Lower limit	0.984
Upper limit	1.014

SAMPLE SIZE EVALUATION	
N (population size)	3255
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.132
Recommended minimum:	28
Actual sample size:	302
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	152
# ratios above mean:	150
z:	0.115
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 13

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	359250	0440	1/24/02	\$367,500	1090	0	7	1923	4	3600	N	N	1518 INTERLAKEN PL E
003	220750	0545	2/12/02	\$360,000	1120	0	7	1921	4	4000	N	N	2012 FEDERAL AV E
003	220750	0465	10/17/02	\$279,000	1120	0	7	1900	4	1200	N	N	1006 E NEWTON ST
003	134230	0195	11/8/02	\$560,000	1130	120	7	1905	5	4760	Y	N	1530 16TH AV E
003	191210	0090	10/23/03	\$476,000	1150	100	7	1908	4	4000	N	N	2323 11TH AV E
003	133880	0675	5/26/03	\$500,000	1280	900	7	1957	3	3612	N	N	2009 E ALOHA ST
003	359250	0520	8/14/02	\$440,000	1340	0	7	1926	4	4800	N	N	2410 E GALER ST
003	134230	0280	6/5/03	\$455,000	1540	0	7	1905	4	4760	N	N	1535 17TH AV E
003	134230	0245	7/28/03	\$662,500	1700	0	7	1901	4	4760	N	N	1509 17TH AV E
003	134230	0175	8/19/03	\$750,000	1700	100	7	1904	4	4760	Y	N	1514 16TH AV E
003	196220	0365	12/7/02	\$311,000	760	0	8	1922	5	6000	Y	N	1010 E SHELBY ST
003	372080	0051	5/21/02	\$376,000	960	670	8	1909	4	2900	Y	N	1108 E EDGAR ST
003	133780	0210	5/15/03	\$469,000	1000	0	8	1906	4	2400	N	N	1715 E HIGHLAND DR
003	220750	0060	6/18/02	\$520,000	1010	0	8	1918	5	3180	N	N	2221 12TH AV E
003	220750	0485	11/14/03	\$355,000	1170	0	8	1908	5	4000	N	N	2011 FEDERAL AV E
003	196220	0505	5/2/02	\$408,000	1190	0	8	1922	4	5040	N	N	833 E GWINN PL
003	674270	0276	9/26/02	\$455,000	1200	0	8	1914	4	1520	N	N	911 E BOSTON ST
003	983120	0550	10/7/03	\$390,000	1210	0	8	1936	4	5000	N	N	917 BROADWAY
003	220750	0555	2/27/03	\$530,000	1270	0	8	1906	5	4000	N	N	2006 FEDERAL AV E
003	196220	0460	2/18/02	\$375,000	1340	0	8	1922	4	6000	N	N	867 E GWINN PL
003	196220	0460	5/17/03	\$457,500	1340	0	8	1922	4	6000	N	N	867 E GWINN PL
003	191210	0030	4/18/02	\$415,000	1390	0	8	1991	3	4500	Y	N	2347 11TH AV E
003	133780	0260	7/26/02	\$392,000	1420	0	8	1905	3	4800	N	N	1127 18TH AV E
003	191210	0190	10/23/03	\$503,000	1430	0	8	1900	4	3000	N	N	2324 FEDERAL AV E
003	983120	0595	11/6/03	\$650,000	1520	0	8	1994	5	5000	N	N	920 BROADWAY E
003	674270	0255	7/1/02	\$435,000	1540	0	8	1923	4	5120	N	N	2210 BROADWAY
003	676270	0735	3/18/03	\$419,950	1570	1110	8	1954	3	5000	N	N	1232 10TH AV E
003	220750	0700	6/7/02	\$499,000	1570	0	8	1904	5	4760	N	N	1922 11TH AV E
003	359250	0531	12/6/02	\$475,000	1570	240	8	1931	4	6529	N	N	1510 24TH AV E
003	686170	0145	2/19/02	\$570,000	1590	300	8	1909	5	5000	N	N	2222 12TH AV E

**Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	359250	0986	4/1/03	\$623,500	1670	660	8	1926	4	3675	N	N	2051 INTERLAKEN PL E
003	359250	0740	6/19/02	\$413,000	1680	210	8	1924	3	8552	N	N	1601 INTERLAKEN PL E
003	195970	2285	11/11/03	\$569,000	1690	0	8	1922	5	5000	N	N	838 E GWINN PL
003	195970	2285	4/15/02	\$570,000	1690	0	8	1922	5	5000	N	N	838 E GWINN PL
003	196220	0045	5/1/02	\$375,000	1720	0	8	1924	5	5500	N	N	3136 FRANKLIN AV E
003	133780	1100	10/10/02	\$555,000	1720	180	8	1904	3	4440	N	N	1249 18TH AV E
003	359250	0401	9/18/02	\$785,000	1720	340	8	1939	4	6642	N	N	2615 E GARFIELD ST
003	133880	0785	2/19/02	\$491,000	1820	0	8	2002	4	4600	N	N	719 21ST AV E
003	134230	0205	3/25/02	\$755,000	1820	830	8	1905	5	4760	Y	N	1538 16TH AV E
003	133830	0420	11/14/02	\$540,500	1850	180	8	1926	4	3200	N	N	2008 E PROSPECT ST
003	359250	0532	7/10/02	\$460,000	1850	0	8	1919	4	5438	N	N	1533 INTERLAKEN PL E
003	133780	0750	9/6/02	\$680,000	1850	0	8	1905	4	4640	N	N	1142 15TH AV E
003	196220	0050	2/26/02	\$460,000	1876	534	8	2001	3	3050	N	N	3132 FRANKLIN AV E
003	359250	0412	12/11/03	\$427,500	1980	280	8	1926	3	3528	N	N	2502 E GALER ST
003	359250	0780	10/28/02	\$817,000	1990	350	8	1924	4	7018	N	N	1641 INTERLAKEN PL E
003	196220	0052	11/19/02	\$485,000	2010	480	8	2001	3	2450	N	N	3130 FRANKLIN AV E
003	191210	0320	3/29/02	\$579,000	2020	1040	8	1977	3	3000	Y	N	2417 11TH AV E
003	359250	0570	8/17/03	\$482,000	2030	180	8	1928	3	5969	N	N	2212 E GALER ST
003	133880	0620	5/30/03	\$442,500	2030	0	8	1923	4	5112	N	N	717 23RD AV E
003	134230	0160	3/11/02	\$795,000	2050	0	8	1905	5	4760	Y	N	1502 16TH AV E
003	134230	0095	7/18/02	\$845,000	2120	0	8	1906	5	5000	N	N	1513 16TH AV E
003	133880	0615	7/15/02	\$445,000	2160	100	8	1923	4	5105	N	N	711 23RD AV E
003	134230	0080	10/16/03	\$780,000	2180	590	8	1905	4	7570	N	N	1505 16TH AV E
003	133860	0110	3/26/02	\$550,000	2360	1250	8	1951	4	9387	Y	N	1200 23RD AV E
003	133880	0510	3/15/03	\$450,000	2420	900	8	1950	3	5400	Y	N	1001 23RD AV E
003	196220	0035	12/15/03	\$439,500	2460	180	8	1913	4	6050	N	N	3140 FRANKLIN AV E
003	133880	0115	8/13/02	\$915,500	2650	1160	8	2002	3	4320	N	N	923 20TH AV E
003	113000	0210	3/24/03	\$600,000	2830	730	8	1955	3	4950	Y	N	1633 BROADWAY E
003	795520	0010	12/4/03	\$550,000	1080	490	9	1905	5	3915	Y	N	1939 BROADWAY
003	983120	0085	4/1/03	\$750,500	1250	960	9	1939	4	5750	N	N	947 HARVARD AV E

**Improved Sales Used in this Annual Update Analysis
Area 13
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	948870	0046	4/3/02	\$685,000	1430	0	9	1905	5	5400	N	N	1063 E HOWE ST
003	133780	0185	7/29/02	\$607,000	1590	0	9	1901	4	4800	N	N	1150 18TH AV E
003	133830	0430	11/25/03	\$790,000	1590	0	9	1993	3	4600	N	N	1114 20TH AV E
003	202504	9070	7/19/02	\$873,000	1640	0	9	1920	4	6367	Y	N	1522 E HOWE ST
003	196220	0480	8/4/03	\$521,000	1660	180	9	1923	4	5040	N	N	847 E GWINN PL
003	867090	0205	8/19/03	\$689,900	1690	800	9	1920	4	3900	Y	N	1222 E CROCKETT ST
003	196220	0175	11/20/03	\$552,000	1720	520	9	1922	5	3600	N	N	3120 BROADWAY E
003	196220	0235	9/23/02	\$596,000	1730	0	9	1925	5	3896	N	N	928 E ALLISON ST
003	442310	0115	8/26/03	\$618,000	1740	170	9	1905	5	4500	N	N	2317 12TH AV E
003	674270	0285	7/10/02	\$593,500	1760	520	9	2002	3	2549	Y	N	2026 BROADWAY E
003	674270	0286	7/1/02	\$647,700	1760	510	9	2002	3	2547	Y	N	2024 BROADWAY E
003	983120	0600	3/15/03	\$525,000	1820	0	9	1911	4	5000	N	N	926 BROADWAY
003	359250	0950	7/16/03	\$549,000	1840	250	9	1925	5	3068	N	N	2052 E CRESCENT DR
003	359250	0970	2/25/02	\$675,000	1840	100	9	1924	5	3400	N	N	1624 PEACH CT E
003	220750	0530	5/21/02	\$607,000	1850	200	9	1904	4	4000	N	N	2026 FEDERAL AV E
003	133860	0035	4/29/02	\$739,000	1890	150	9	1909	4	4381	Y	N	1132 23RD AV E
003	133680	1005	2/10/03	\$841,000	1890	1030	9	1909	4	5400	N	N	943 19TH AV E
003	867090	0015	9/4/03	\$650,000	1920	0	9	1917	4	4200	N	N	1211 E NEWTON ST
003	133780	0280	9/16/03	\$695,000	1940	200	9	1907	5	4800	N	N	1113 18TH AV E
003	867090	0191	10/21/03	\$658,000	1970	140	9	1920	5	4158	Y	N	1238 E CROCKETT ST
003	220750	0625	10/21/02	\$560,000	1980	0	9	1912	4	5355	N	N	2111 12TH AV E
003	983120	0615	9/18/02	\$605,000	2000	0	9	1921	4	5000	N	N	942 BROADWAY
003	372080	0100	11/3/03	\$648,000	2020	280	9	1927	5	5500	Y	N	2701 11TH AV E
003	195970	2430	4/15/03	\$555,000	2060	0	9	1913	5	6000	N	N	905 E ALLISON ST
003	220750	0585	10/16/02	\$707,500	2060	0	9	1922	5	4000	N	N	2017 11TH AV E
003	196220	0375	5/15/03	\$750,000	2070	430	9	1926	5	6000	Y	N	1020 E SHELBY ST
003	867090	0175	1/23/02	\$472,500	2080	320	9	1913	5	3800	N	N	1311 E BOSTON ST
003	133780	0735	12/11/02	\$548,000	2080	0	9	1904	5	4640	N	N	1130 15TH AV E
003	133680	0060	5/2/02	\$575,000	2110	0	9	1905	5	5800	N	N	912 15TH AV E
003	220750	0600	6/11/03	\$662,500	2110	0	9	1914	5	4000	N	N	2031 11TH AV E

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Area 13
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	359250	0745	8/15/03	\$648,000	2120	140	9	1924	5	8585	N	N	1611 INTERLAKEN PL E
003	133880	0870	6/2/03	\$649,950	2140	700	9	1906	5	4320	N	N	722 19TH AV E
003	133680	0785	5/22/02	\$835,000	2140	0	9	1904	4	5760	Y	N	745 18TH AV E
003	220750	0180	10/28/03	\$737,000	2160	280	9	1910	5	4000	N	N	2211 11TH AV E
003	359250	1055	5/6/03	\$690,000	2200	0	9	1925	5	3828	N	N	1910 E GALER ST
003	133780	0810	12/11/02	\$730,000	2220	0	9	1906	5	4800	N	N	1231 16TH AV E
003	116900	0320	12/18/03	\$797,500	2220	0	9	1920	5	4867	Y	N	1359 E BOSTON ST
003	133880	0210	10/23/02	\$825,000	2240	0	9	1907	5	4600	N	N	922 20TH AV E
003	191210	0005	12/8/03	\$800,000	2240	0	9	1924	5	3600	Y	N	2357 11TH AV E
003	133880	0585	10/28/03	\$813,000	2260	0	9	1907	5	5088	Y	N	714 22ND AV E
003	133630	0380	12/5/03	\$680,000	2280	0	9	1903	5	5000	N	N	722 12TH AV E
003	133680	0330	1/14/03	\$650,000	2280	0	9	1904	5	5760	N	N	712 16TH AV E
003	359250	0428	2/26/02	\$684,000	2350	720	9	1908	4	4455	N	N	1519 26TH AV E
003	191210	0765	2/7/03	\$565,000	2470	0	9	1906	5	4500	N	N	2339 FEDERAL AV E
003	133880	0765	4/23/02	\$840,000	2490	0	9	1908	5	5750	N	N	711 21ST AV E
003	191210	0775	10/24/03	\$680,000	2620	200	9	1912	5	5000	N	N	2333 FEDERAL AV E
003	983120	0520	2/6/03	\$719,000	2720	0	9	1905	5	5000	N	N	947 BROADWAY
003	948870	0106	6/17/03	\$750,000	2730	400	9	1913	5	4000	Y	N	907 E HOWE ST
003	948870	0006	12/11/02	\$708,000	2847	915	9	1909	4	4000	N	N	1820 FEDERAL AV E
003	191210	0355	2/26/03	\$690,000	2920	0	9	1909	4	6000	N	N	2402 FEDERAL AV E
003	133630	0400	1/2/02	\$775,000	3020	0	9	1911	3	8565	N	N	963 13TH AV E
003	133630	0120	6/23/03	\$898,250	3360	0	9	1908	4	6100	N	N	936 11TH AV E
003	133730	0200	5/9/02	\$755,000	3460	0	9	1902	4	7875	N	N	905 15TH AV E
003	630640	0095	2/8/02	\$475,000	1300	700	10	1973	3	4000	Y	N	1916 HARVARD AV E
003	195970	0615	9/24/03	\$612,500	1370	900	10	1922	5	5800	Y	N	2610 11TH AV E
003	630640	0130	9/22/03	\$850,000	1700	310	10	1901	5	4000	Y	N	1917 BROADWAY
003	894410	0006	9/6/02	\$610,000	1740	240	10	1905	5	3997	N	N	1005 SUMMIT AV E
003	359250	0711	8/5/03	\$689,950	1960	120	10	1925	5	3365	N	N	1646 21ST AV E
003	133780	0420	6/17/03	\$700,000	2010	0	10	1902	5	4800	N	N	1155 17TH AV E
003	195970	0570	7/10/02	\$769,500	2080	0	10	1923	5	4400	Y	N	2633 11TH AV E

**Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	133780	0775	4/19/02	\$737,000	2080	0	10	1984	3	4640	N	N	1162 15TH AV E
003	195970	0895	6/6/03	\$675,000	2120	0	10	1933	4	8250	N	N	2715 BROADWAY E
003	359250	1011	8/25/03	\$610,000	2140	220	10	1925	4	3900	N	N	2002 E CRESCENT DR
003	133630	0265	5/28/03	\$685,000	2150	240	10	1915	5	4067	N	N	1223 E ALOHA ST
003	195970	0580	9/3/02	\$620,000	2150	0	10	1925	5	3500	Y	N	2636 11TH AV E
003	133630	0635	9/29/03	\$862,000	2180	380	10	1990	3	5813	N	N	702 13TH AV E
003	359250	0755	2/20/03	\$570,000	2260	0	10	1927	4	6200	N	N	1615 INTERLAKEN PL E
003	983120	0560	11/26/03	\$605,000	2320	0	10	1948	5	5000	N	N	907 BROADWAY
003	133680	0065	3/10/03	\$850,000	2360	500	10	1907	5	4640	N	N	908 15TH AV E
003	133630	0395	8/22/03	\$688,500	2420	0	10	1989	3	4979	N	N	736 12TH AV E
003	133880	0975	12/3/03	\$860,000	2520	1080	10	1907	5	5443	N	N	751 20TH AV E
003	133830	0145	6/25/03	\$910,000	2820	390	10	1922	4	6900	N	N	1232 20TH AV E
003	133730	0195	3/22/02	\$745,000	2870	0	10	1906	5	4738	N	N	909 15TH AV E
003	133830	0190	9/12/02	\$1,008,000	2950	640	10	1982	3	8640	Y	N	1221 22ND AV E
003	133680	0350	6/13/02	\$1,150,000	2970	130	10	1905	5	5760	N	N	707 17TH AV E
003	133680	0035	4/9/02	\$825,000	3010	230	10	1907	5	5220	N	N	1000 15TH AV E
003	133680	0325	1/28/03	\$745,000	3100	0	10	1902	4	5760	N	N	716 16TH AV E
003	220750	0480	9/19/03	\$1,000,000	3240	0	10	1998	3	4000	N	N	2007 FEDERAL AV E
003	676270	0180	12/3/03	\$1,250,000	3360	0	10	1901	5	5000	N	N	1122 HARVARD AV E
003	133680	0015	9/17/03	\$1,203,000	3360	300	10	1995	3	5800	N	N	1020 15TH AV E
003	133680	0365	3/18/02	\$1,235,000	3400	0	10	1907	5	5760	N	N	723 17TH AV E
003	676270	0675	2/25/02	\$1,170,000	3410	480	10	2001	3	5000	N	N	1212 FEDERAL AV E
003	134630	0125	10/14/02	\$700,000	3440	100	10	1909	1	4855	N	N	626 14TH AV E
003	133780	1310	3/3/03	\$1,250,000	3480	300	10	1998	3	6000	N	N	1210 18TH AV E
003	202504	9078	6/3/02	\$1,748,227	3500	420	10	1913	5	7837	Y	N	2240 EVERETT AV E
003	133830	0375	4/3/02	\$1,250,000	3530	0	10	1910	4	6900	N	N	1135 21ST AV E
003	134230	0360	7/18/02	\$1,595,000	3870	0	10	1909	5	6720	Y	N	1558 E GARFIELD ST
003	674270	0120	4/8/03	\$885,000	2200	750	11	1989	3	3336	Y	N	2234 HARVARD AV E
003	133830	0325	11/18/03	\$1,275,000	2880	240	11	1920	4	8640	N	N	1120 21ST AV E
003	133680	0295	5/1/03	\$1,375,000	3270	0	11	1980	3	6720	N	N	740 16TH AV E

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Area 13
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	266300	0235	7/29/02	\$1,580,000	3340	860	11	1915	5	6000	N	N	951 FEDERAL AV E
003	220750	0915	10/1/03	\$930,000	3360	0	11	1983	3	8000	N	N	1919 FEDERAL AV E
003	195970	1665	7/7/03	\$1,350,000	3590	430	11	1909	5	11000	N	N	2801 BROADWAY E
003	133630	0005	5/24/02	\$1,800,000	3610	1330	11	1988	3	11695	N	N	957 12TH AV E
003	133880	0420	1/30/03	\$1,425,000	3610	340	11	1910	5	6480	Y	N	951 22ND AV E
003	202504	9090	4/29/03	\$1,650,000	3640	1450	11	1990	3	9245	Y	N	2232 EVERETT AV E
003	359250	0875	1/24/02	\$1,155,000	3780	0	11	1918	5	7840	N	N	2143 E INTERLAKEN BL
003	113000	0065	10/2/02	\$1,970,000	5410	0	11	1910	5	10000	N	N	1017 E BLAINE ST
003	674270	0145	3/30/02	\$1,060,000	3120	0	12	1996	3	3850	Y	N	2212 HARVARD AV E
003	983120	0500	12/10/03	\$1,850,000	6110	700	12	1922	3	7500	N	N	803 E PROSPECT ST
003	133830	0200	10/1/02	\$2,190,000	6630	1500	12	1913	4	8640	N	N	1205 22ND AV E
003	133860	0330	6/23/03	\$2,970,000	6850	1200	12	1912	5	10260	Y	N	1124 22ND AV E
005	560500	0280	8/22/03	\$445,000	540	0	5	1919	4	5450	N	N	1822 E HAMLIN ST
005	678820	0045	3/18/02	\$462,500	1230	0	6	1923	3	6270	N	N	2521 E MILLER ST
005	678820	0450	2/5/03	\$440,000	620	0	7	1939	4	4500	N	N	2012 E CALHOUN ST
005	678820	0061	3/17/03	\$377,650	780	250	7	1923	4	2750	N	N	2458 25TH AV E
005	195220	0486	4/21/03	\$365,000	870	170	7	1947	4	4344	N	N	2359 BOYER AV E
005	280410	0095	8/27/03	\$540,000	870	0	7	1926	3	3933	N	N	2225 E NORTH ST
005	880590	0650	5/10/02	\$369,000	880	0	7	1920	4	5000	N	N	2009 E LOUISA ST
005	880590	0650	10/22/02	\$389,000	880	0	7	1920	4	5000	N	N	2009 E LOUISA ST
005	212504	9122	5/21/02	\$309,000	880	0	7	1951	4	4057	N	N	1901 E LYNN ST
005	195220	0315	9/27/02	\$390,000	890	600	7	1937	3	4000	N	N	2301 DELMAR DR E
005	678820	2010	3/26/02	\$388,500	920	250	7	1915	5	3750	Y	N	2307 19TH AV E
005	871210	0760	6/13/03	\$359,000	920	100	7	1915	3	4250	N	N	1850 24TH AV E
005	872210	0955	9/23/03	\$537,500	930	450	7	1911	4	3875	N	N	1962 BOYER AV E
005	871210	0465	9/22/03	\$449,000	950	190	7	1922	3	4404	N	N	1936 26TH AV E
005	871210	0125	5/17/03	\$415,500	960	0	7	1920	3	3279	N	N	2015 25TH AV E
005	678820	0876	3/27/03	\$519,000	1000	0	7	1922	5	5000	N	N	2425 E CALHOUN ST
005	678820	1225	12/12/02	\$445,000	1030	550	7	1923	3	4000	N	N	2509 E MCGRAW ST
005	678820	0211	3/4/02	\$425,000	1040	0	7	1922	4	4500	N	N	2424 E CALHOUN ST

**Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	871210	0235	9/23/02	\$405,000	1040	0	7	1923	3	4178	N	N	2210 25TH AV E
005	678820	0931	10/23/02	\$449,000	1040	750	7	1923	4	4000	N	N	2407 25TH AV E
005	678820	1570	8/16/02	\$485,000	1060	860	7	1924	5	4000	N	N	2009 E MCGRAW ST
005	678820	0745	11/14/03	\$445,000	1090	0	7	1922	3	4000	N	N	2211 E CALHOUN ST
005	678820	0932	6/26/03	\$505,000	1100	0	7	1923	4	4000	N	N	2403 25TH AV E
005	678820	0656	10/18/02	\$389,500	1110	250	7	1921	4	3800	N	N	1912 E MCGRAW ST
005	359250	0195	6/3/02	\$408,400	1110	0	7	1918	4	3520	N	N	1750 BOYER AV E
005	195220	0185	10/2/02	\$423,500	1120	0	7	1949	4	5000	Y	N	2509 BOYER AV E
005	678820	0616	7/17/02	\$385,000	1150	0	7	1922	4	3800	N	N	1919 E CALHOUN ST
005	678820	0841	12/10/03	\$250,000	1170	0	7	1980	3	2400	N	N	2407 24TH AV E
005	871210	0120	9/10/02	\$320,000	1180	0	7	1921	3	3313	N	N	2019 25TH AV E
005	678820	0746	10/30/02	\$421,000	1190	0	7	1916	4	4000	N	N	2207 E CALHOUN ST
005	871210	0775	3/27/03	\$319,000	1220	0	7	1922	3	3825	N	N	1834 24TH AV E
005	678820	0825	1/14/02	\$415,000	1270	0	7	1925	4	4000	N	N	2218 E MCGRAW ST
005	880590	0160	10/16/03	\$421,180	1300	0	7	1925	4	3026	N	N	2556 24TH AV E
005	215890	0330	7/26/02	\$485,000	1370	140	7	1927	4	3502	N	N	1951 20TH AV E
005	880590	0125	8/21/03	\$525,000	1410	310	7	1937	4	4000	N	N	2421 E ROANOKE ST
005	871210	0815	3/19/03	\$497,000	1490	400	7	1938	4	4250	N	N	1917 25TH AV E
005	872210	0810	3/25/03	\$500,000	1500	200	7	1927	4	3433	N	N	1919 E BLAINE ST
005	872210	1050	5/2/02	\$497,500	1510	0	7	1926	5	4195	N	N	2269 E HOWE ST
005	359250	0035	1/15/03	\$552,000	1590	0	7	1923	4	4800	N	N	1738 26TH AV E
005	678820	0340	9/6/02	\$522,000	1650	800	7	1925	4	4000	N	N	2220 E CALHOUN ST
005	678820	0535	11/19/03	\$545,000	1650	0	7	1907	5	4000	N	N	1926 E CALHOUN ST
005	872210	0835	2/6/03	\$608,000	1670	0	7	1926	4	3306	N	N	1937 E BLAINE ST
005	678820	1480	2/19/02	\$485,000	1680	0	7	1921	5	4500	N	N	2210 E LYNN ST
005	871210	0525	11/13/03	\$515,000	1690	0	7	1924	4	4178	N	N	1954 25TH AV E
005	880590	0220	3/18/02	\$546,000	1700	500	7	1924	4	4500	N	N	2428 E LOUISA ST
005	872210	0985	10/9/02	\$499,000	1700	0	7	1923	4	6476	N	N	1946 BOYER AV E
005	872210	0980	5/21/03	\$555,000	1700	0	7	1926	3	6526	N	N	1948 BOYER AV E
005	215890	0045	4/23/02	\$511,000	1730	120	7	1930	4	3675	N	N	1908 22ND AV E

**Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	872210	0885	3/13/03	\$369,000	1740	0	7	1925	4	3579	N	N	2044 BOYER AV E
005	678820	0436	7/22/02	\$560,000	1740	0	7	1926	4	4500	N	N	2008 E CALHOUN ST
005	871210	0705	5/22/03	\$689,000	1740	0	7	1923	4	4178	N	N	1961 26TH AV E
005	872210	1005	12/2/03	\$557,000	1760	750	7	1924	4	6273	N	N	1930 BOYER AV E
005	872210	0460	11/11/02	\$605,000	1780	0	7	1922	5	8964	N	N	2015 E NEWTON ST
005	280410	0120	6/24/03	\$485,000	1870	0	7	1926	2	4000	N	N	2428 E ROANOKE ST
005	359300	0006	2/11/03	\$400,000	1920	0	7	1912	3	4800	N	N	1708 26TH AV E
005	872210	1320	2/22/02	\$340,000	1940	0	7	1921	4	4400	N	N	1851 24TH AV E
005	872210	0345	9/16/02	\$575,000	2020	330	7	1912	4	4118	N	N	2015 E LYNN ST
005	871210	0015	10/24/02	\$420,000	2040	380	7	1925	4	4636	N	N	2417 E LYNN ST
005	359250	0215	12/11/03	\$390,000	2050	0	7	1920	3	4590	N	N	1827 25TH AV E
005	872210	0400	3/5/02	\$549,000	2090	0	7	1912	4	6396	N	N	2032 E NEWTON ST
005	871210	0515	10/30/02	\$490,000	2170	100	7	1923	3	4178	N	N	1964 25TH AV E
005	871210	0250	1/11/02	\$440,000	2180	0	7	1912	3	4178	N	N	2026 25TH AV E
005	872210	0060	12/5/03	\$350,000	2220	360	7	1921	3	4800	N	N	2047 24TH AV E
005	560500	0025	12/1/03	\$822,500	2250	340	7	1925	4	6050	Y	N	1826 E SHELBY ST
005	560500	0130	4/15/02	\$640,000	2360	0	7	1921	4	5450	N	N	1833 E SHELBY ST
005	871210	0380	3/18/03	\$670,000	2380	0	7	1924	3	4414	N	N	2026 26TH AV E
005	872210	0960	8/5/03	\$389,950	810	180	8	1928	4	2801	N	N	2201 E BLAINE ST
005	872210	0850	6/19/02	\$484,500	1130	690	8	1926	4	3230	N	N	1949 E BLAINE ST
005	880590	0850	9/25/02	\$316,000	1200	0	8	1954	4	4800	N	N	2230 E MILLER ST
005	872210	0845	11/20/02	\$355,000	1210	0	8	1926	3	3256	N	N	1945 E BLAINE ST
005	880590	0445	11/13/03	\$355,000	1250	530	8	1951	3	10800	Y	N	2575 W MONTLAKE PL E
005	872210	0920	7/22/03	\$313,600	1250	0	8	1925	3	3306	N	N	2026 BOYER AV E
005	678820	0515	8/19/03	\$459,000	1260	0	8	1927	3	2820	Y	N	2456 19TH AV E
005	872210	0915	6/13/03	\$489,950	1290	0	8	1925	4	3332	N	N	2028 BOYER AV E
005	871210	0420	2/19/02	\$475,000	1350	0	8	1927	4	4739	N	N	1964 26TH AV E
005	280460	0085	4/12/02	\$537,250	1390	0	8	1926	4	3728	N	N	2524 25TH AV E
005	678820	0510	6/9/03	\$463,000	1400	0	8	1926	5	2400	N	N	2461 20TH AV E
005	215890	0225	10/2/03	\$465,000	1400	0	8	1931	4	3758	N	N	2005 E EATON PL

**Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	280460	0140	2/1/03	\$565,000	1410	0	8	1927	4	3728	N	N	2528 ROYAL CT E
005	880590	0455	4/17/02	\$439,000	1420	690	8	1938	3	8452	Y	N	2571 W MONTLAKE PL E
005	872210	1280	1/29/02	\$408,000	1470	160	8	1927	5	1280	N	N	1821 23RD AV E
005	212504	9107	4/9/02	\$499,950	1470	100	8	1929	4	3700	N	N	2163 BOYER AV E
005	280410	0130	3/7/02	\$516,500	1550	140	8	1926	5	4686	N	N	2436 E ROANOKE ST
005	872210	0700	5/30/03	\$615,000	1550	0	8	1926	5	3938	N	N	1924 E BLAINE ST
005	871210	0220	10/10/02	\$487,500	1640	0	8	1913	4	4886	N	N	2222 25TH AV E
005	872210	0155	5/20/02	\$570,000	1650	600	8	1928	4	4800	Y	N	2060 23RD AV E
005	872210	0830	10/6/03	\$629,000	1650	0	8	1926	5	3332	N	N	1933 E BLAINE ST
005	872210	0155	5/17/03	\$640,000	1650	600	8	1928	4	4800	Y	N	2060 23RD AV E
005	880590	0470	11/15/02	\$456,000	1660	100	8	1936	4	5862	Y	N	2553 W MONTLAKE PL E
005	280460	0120	8/27/03	\$559,000	1660	0	8	1927	4	3728	N	N	2531 ROYAL CT E
005	026000	0050	12/9/02	\$546,350	1690	360	8	1948	4	8238	N	N	2518 ROYAL CT E
005	880590	0595	7/18/03	\$517,000	1700	0	8	1929	4	3200	N	N	2505 20TH AV E
005	195220	0430	4/7/03	\$590,000	1700	410	8	1928	5	4299	Y	N	2344 DELMAR DR E
005	280460	0115	12/8/03	\$569,250	1700	0	8	1926	3	3728	N	N	2535 ROYAL CT E
005	872210	0735	6/26/03	\$499,000	1710	0	8	1926	3	7023	N	N	1946 E BLAINE ST
005	678820	0466	1/23/03	\$687,000	1720	0	8	1927	4	7500	N	N	2026 E CALHOUN ST
005	678820	2200	12/13/02	\$470,000	1730	330	8	1940	4	5200	N	N	1623 E CALHOUN ST
005	188000	0040	7/23/02	\$487,500	1740	280	8	1948	4	7297	N	N	2148 BOYER AV E
005	188000	0010	4/9/02	\$490,000	1740	510	8	1947	3	7490	N	N	1633 E LYNN ST
005	280410	0125	8/11/03	\$545,000	1750	420	8	1926	4	4000	N	N	2432 E ROANOKE ST
005	560500	0544	8/22/02	\$585,000	1760	240	8	1949	4	5383	N	N	2142 E HAMLIN ST
005	880590	0565	4/21/03	\$493,000	1780	0	8	1930	4	3655	N	N	2510 W MONTLAKE PL E
005	871210	0145	9/22/03	\$435,000	1780	0	8	1911	3	5900	N	N	2006 24TH AV E
005	678820	0765	11/13/03	\$449,900	1800	100	8	1910	4	4500	N	N	2219 E CALHOUN ST
005	872210	0395	4/4/03	\$630,000	1880	400	8	1912	4	4683	N	N	2205 22ND AV E
005	215890	0075	12/3/03	\$553,000	1900	0	8	1930	5	4000	N	N	2009 BOYER AV E
005	678820	1641	1/25/02	\$620,000	1910	0	8	1921	5	4000	N	N	2024 E LYNN ST
005	026000	0040	7/11/03	\$440,000	1920	650	8	1948	3	6480	N	N	2511 LAKE WASHINGTON BL E

**Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	280410	0020	8/20/02	\$510,000	1940	0	8	1926	4	5000	N	N	2604 E MONTLAKE PL E
005	872210	0140	8/8/02	\$650,000	2000	0	8	1922	4	4800	Y	N	2070 23RD AV E
005	560500	0350	3/6/03	\$645,000	2070	0	8	1925	4	6047	N	N	1857 E HAMLIN ST
005	560500	0475	12/31/02	\$860,000	2080	0	8	1926	5	5450	N	N	2117 E SHELBY ST
005	560500	0570	5/7/02	\$795,000	2110	830	8	1915	5	5450	N	N	2112 E HAMLIN ST
005	280460	0020	5/29/03	\$595,000	2130	100	8	1926	4	4109	N	N	2611 ROYAL CT E
005	872210	0305	7/8/02	\$563,402	2140	0	8	1926	4	3562	N	N	2200 E NEWTON ST
005	280460	0136	8/7/03	\$515,000	2160	0	8	1927	4	3856	N	N	2525 26TH AV E
005	560500	0510	10/29/03	\$814,500	2600	0	8	1970	4	5364	N	N	2153 E SHELBY ST
005	872210	1175	4/10/03	\$871,500	2680	0	8	1915	4	9175	N	N	2217 E NEWTON ST
005	872210	1205	10/7/03	\$820,000	3800	0	8	1921	4	10123	Y	N	1871 23RD AV E
005	560440	0080	9/24/02	\$511,000	1270	470	9	1984	3	6900	N	N	2001 18TH AV E
005	678820	1980	10/10/02	\$527,000	1320	230	9	1929	4	4400	Y	N	1810 E LYNN ST
005	195220	0190	4/28/03	\$470,000	1350	730	9	1986	3	5475	Y	N	2505 BOYER AV E
005	195220	0410	12/13/02	\$645,000	1450	560	9	1955	4	6857	N	N	2320 DELMAR DR E
005	678820	3015	12/15/03	\$525,000	1680	0	9	1928	5	2960	N	N	2324 BOYER AV E
005	872210	0785	8/26/03	\$563,700	1820	200	9	1932	3	6060	N	N	1905 E BLAINE ST
005	678820	2110	3/25/02	\$484,000	1850	710	9	1925	4	2730	N	N	1602 E LYNN ST
005	678820	1971	4/8/03	\$585,000	1850	0	9	1930	4	4400	Y	N	1806 E LYNN ST
005	195220	0480	5/13/03	\$579,000	1860	0	9	1929	4	6370	N	N	2330 14TH AV E
005	880590	1060	5/10/02	\$609,000	1910	0	9	1930	4	6143	N	N	2433 LAKE WASHINGTON BL E
005	560500	0430	7/26/02	\$895,000	1930	860	9	2000	3	5450	N	N	2137 E HAMLIN ST
005	678820	2135	3/22/02	\$590,000	1940	0	9	1928	4	4000	N	N	1618 E LYNN ST
005	880590	0655	3/12/02	\$667,500	2040	610	9	1926	5	5000	N	N	2015 E LOUISA ST
005	880590	1065	8/12/03	\$639,000	2090	0	9	1930	4	6143	N	N	2437 LAKE WASHINGTON BL E
005	678820	2115	5/11/02	\$511,000	2160	0	9	1929	4	4000	N	N	1608 E LYNN ST
005	560500	0105	9/23/03	\$980,000	2180	310	9	1926	4	5310	Y	N	2814 W PARK DR E
005	195970	2030	6/24/03	\$890,000	2210	1100	9	1918	5	11000	Y	N	2828 BOYER AV E
005	195220	0175	7/21/03	\$598,000	2300	0	9	1987	3	4553	Y	N	2523 BOYER AV E
005	195220	0385	5/22/03	\$915,000	2530	0	9	1936	5	12560	N	N	2328 DELMAR DR E

**Improved Sales Used in this Annual Update Analysis
Area 13
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	372080	0005	12/19/02	\$1,500,000	1130	1380	10	1953	5	6948	Y	Y	2712 BOYER AV E
005	212504	9137	8/30/02	\$375,000	2060	1080	10	1975	3	7913	Y	N	1501 E LYNN ST

**Improved Sales Removed from this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	116900	0015	12/3/03	\$1,865,000	OBSOLESCENCE
003	116900	0405	7/11/02	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133630	0260	11/22/02	\$421,000	DIAGNOSTIC OUTLIER
003	133630	0350	5/9/03	\$732,500	DIAGNOSTIC OUTLIER
003	133630	0350	2/20/03	\$312,500	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
003	133630	0400	12/8/03	\$1,495,000	IMP CHARS DO NOT REFLECT DATA AT TIME OF SALE
003	133630	0425	3/22/02	\$9,663	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	133680	0650	7/11/02	\$1,850,000	DIAGNOSTIC OUTLIER
003	133730	0085	8/27/03	\$1,700,000	DIAGNOSTIC OUTLIER
003	133730	0085	2/27/02	\$450,000	DOR RATIO
003	133780	0055	4/21/03	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	133780	0495	5/22/02	\$910,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	133780	1255	1/30/03	\$530,000	DIAGNOSTIC OUTLIER
003	133830	0280	3/6/02	\$845,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133830	0340	6/24/02	\$1,775,000	IMP COUNT
003	133830	0640	3/14/02	\$459,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	133860	0050	7/28/03	\$645,000	DIAGNOSTIC OUTLIER
003	133860	0200	10/4/02	\$215,000	%COMPL PREVIMP<=10K
003	133860	0260	3/18/03	\$755,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	133860	0345	12/10/02	\$2,385,000	DIAGNOSTIC OUTLIER
003	133880	0055	2/4/02	\$400,000	DIAGNOSTIC OUTLIER
003	133880	0125	7/23/02	\$692,000	STATEMENT TO DOR
003	133880	0255	8/6/02	\$499,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	133880	0270	10/4/02	\$775,000	ACTIVEPERMITBEFORESALE>25K
003	133880	0545	6/22/02	\$900,000	QUESTIONABLE PER SALES ID; NON-PROFIT ORG
003	134630	0140	2/27/02	\$1,050,000	DIAGNOSTIC OUTLIER
003	134630	0190	10/18/02	\$3,000,000	DIAGNOSTIC OUTLIER
003	195970	0540	3/6/02	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	195970	2365	5/28/02	\$460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	196220	0265	6/12/03	\$892,000	DIAGNOSTIC OUTLIER
003	196220	0415	1/13/03	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	196220	0445	8/25/03	\$130,000	DOR RATIO
003	196220	0540	3/20/02	\$280,000	DIAGNOSTIC OUTLIER
003	196220	0540	4/30/03	\$475,000	IMP CHARS DO NOT REFLECT DATA AT TIME OF SALE
003	196220	0540	4/25/03	\$4,750	QUIT CLAIM DEED DOR RATIO
003	212504	9030	1/21/03	\$1,300,000	STATEMENT TO DOR
003	216390	1455	1/23/02	\$171,827	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	216390	1695	10/17/03	\$1,550,000	DIAGNOSTIC OUTLIER
003	220750	0420	8/5/02	\$236,305	QUIT CLAIM DEED DOR RATIO
003	220750	0655	2/22/03	\$1,350,000	UNFIN AREA
003	359250	0520	12/30/02	\$54,600	DOR RATIO
003	359250	0532	11/3/03	\$731,000	IMP CHARS DO NOT REFLECT DATA AT TIME OF SALE
003	372080	0120	6/4/02	\$536,800	RELATED PARTY, FRIEND, OR NEIGHBOR
003	442310	0070	12/29/03	\$1,200,000	DIAGNOSTIC OUTLIER
003	553510	0335	11/4/03	\$189,331	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	669950	0060	2/18/03	\$367,500	ESTATE ADM,GUARDIAN,OR EXECUTOR; QC DEED
003	669950	0060	2/18/03	\$367,500	QUIT CLAIM DEED DOR RATIO
003	674270	0250	4/28/03	\$266,667	DIAGNOSTIC OUTLIER
003	674270	0262	11/14/02	\$403,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	676270	0206	10/8/03	\$610,000	DIAGNOSTIC OUTLIER
003	676270	0535	5/9/02	\$698,001	DIAGNOSTIC OUTLIER
003	676270	0545	4/18/03	\$680,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	676270	0695	8/7/03	\$1,838,000	IMP COUNT DOR RATIO
003	686170	0030	5/6/02	\$800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	686170	0095	1/4/02	\$108,188	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	686170	0095	5/31/02	\$168,750	QUIT CLAIM DEED;RELATED PARTY,FRIEND,OR NGHBR
003	795520	0010	11/19/02	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	867090	0150	10/29/02	\$1,000	DOR RATIO
003	948870	0015	5/10/02	\$755,000	UNFIN AREA
005	195220	0225	12/6/02	\$60,000	QUIT CLAIM DEED DOR RATIO
005	195220	0255	4/21/03	\$412,000	DIAGNOSTIC OUTLIER
005	195220	0285	1/30/02	\$10,000	DOR RATIO
005	195970	2965	8/13/02	\$665,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	202504	9006	5/28/02	\$497,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	215890	0025	6/11/03	\$500,000	OBSOLESCENCE
005	215890	0160	1/7/02	\$300,000	QC DEED; RELATED PARTY,FRIEND,OR NEIGHBOR
005	215890	0175	5/24/02	\$200,000	DOR RATIO
005	215890	0175	4/14/02	\$279,500	RELATED PARTY, FRIEND, OR NEIGHBOR
005	280460	0075	6/13/03	\$349,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	359250	0230	4/30/02	\$34,001	EXEMPT FROM EXCISE TAX DOR RATIO
005	560500	0230	8/19/03	\$450,000	OBSOLESCENCE
005	560500	0270	4/18/02	\$387,665	QUIT CLAIM DEED; STATEMENT TO DOR DOR RATIO
005	560500	0440	3/1/02	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
005	560500	0543	12/3/03	\$435,000	DIAGNOSTIC OUTLIER
005	560500	0570	5/7/02	\$795,000	RELOCATION - SALE TO SERVICE
005	678820	0435	8/6/02	\$518,000	OBSOLESCENCE
005	678820	0826	10/29/02	\$372,000	GOVERNMENT AGENCY
005	678820	2245	4/28/03	\$610,000	RELOCATION - SALE BY SERVICE
005	678820	2245	4/28/03	\$610,000	RELOCATION - SALE TO SERVICE
005	871210	0670	9/24/03	\$680,900	IMP COUNT
005	871210	0720	3/27/02	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	871210	0730	10/25/02	\$102,319	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	871210	0750	4/25/03	\$4,400	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
005	871210	0750	5/30/03	\$439,950	STATEMENT TO DOR
005	871210	0770	3/7/02	\$283,556	DIAGNOSTIC OUTLIER
005	871210	0865	11/6/02	\$231,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
005	872210	0010	4/28/03	\$148,000	RELATED PARTY,FRIEND OR NGHBR; STMENT TO DOR
005	872210	0030	1/3/03	\$285,000	DIAGNOSTIC OUTLIER
005	872210	0295	5/20/02	\$542,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	872210	0885	1/28/02	\$250,000	STATEMENT TO DOR

**Improved Sales Removed from this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	872210	0940	6/23/03	\$165,873	RELATED PARTY, FRIEND OR NGHBR; STMENT TO DOR
005	872210	1020	4/11/02	\$465,000	RELOCATION - SALE BY SERVICE
005	872210	1020	4/11/02	\$465,000	RELOCATION - SALE TO SERVICE
005	880590	0245	10/14/03	\$445,000	DIAGNOSTIC OUTLIER
005	880590	0320	4/5/02	\$399,950	RELOCATION - SALE BY SERVICE
005	880590	0320	4/5/02	\$399,950	RELOCATION - SALE TO SERVICE
005	880590	0935	7/9/02	\$445,000	DOR RATIO
005	880590	1050	2/27/02	\$554,000	RELOCATION - SALE BY SERVICE
005	880590	1050	2/20/02	\$554,000	RELOCATION - SALE TO SERVICE

***Vacant Sales Used in this Annual Update Analysis
Area 13***

There are no useable vacant sales to develop a valuation model.

***Vacant Sales Removed from this Annual Update Analysis
Area 13***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	553460	0010	1/15/2003	10000	NON-BUILDABLE LOT; EASEMENT ROAD



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2004 Revaluation for 2005 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr